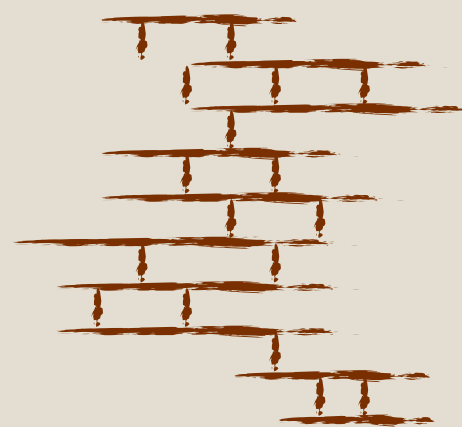


FOUNDRY  
ROWE

Poplar . E14

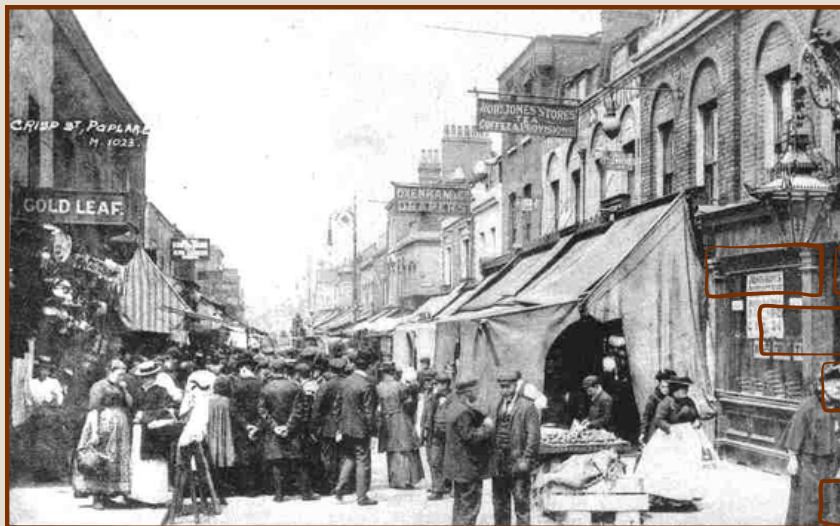


TAKE A  
LOOK  
INSIDE



# HISTORY

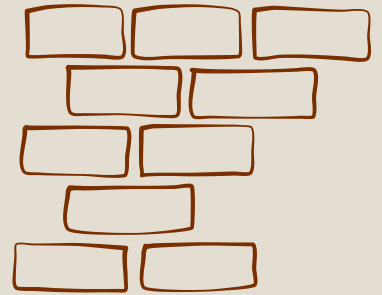
Poplar is a historic East End district in Tower Hamlets, known for its rich character and strong local identity. Once a small riverside hamlet, it grew rapidly with the expansion of the East and West India Docks, becoming a key centre for maritime trade. Today, Poplar is undergoing major regeneration, blending its industrial heritage with modern living and vibrant new developments near Canary Wharf and the Docklands.



Chrisp Street Market is at the heart of Poplar's historic town centre and plays a vital role in local life. As the UK's first purpose-built pedestrian shopping precinct, it offers a safe, welcoming environment centred on its iconic clock tower. Just off East India Dock Road, the market features independent shops, cafés, pubs and around 80 stalls, with regular events like the monthly Bite street food market adding to its lively atmosphere. Ongoing regeneration led by Poplar HARCA, Tower Hamlets Council and Telford Living is enhancing public spaces and amenities, strengthening Poplar's appeal as a thriving and up-and-coming East London neighbourhood.

# AREA GUIDE

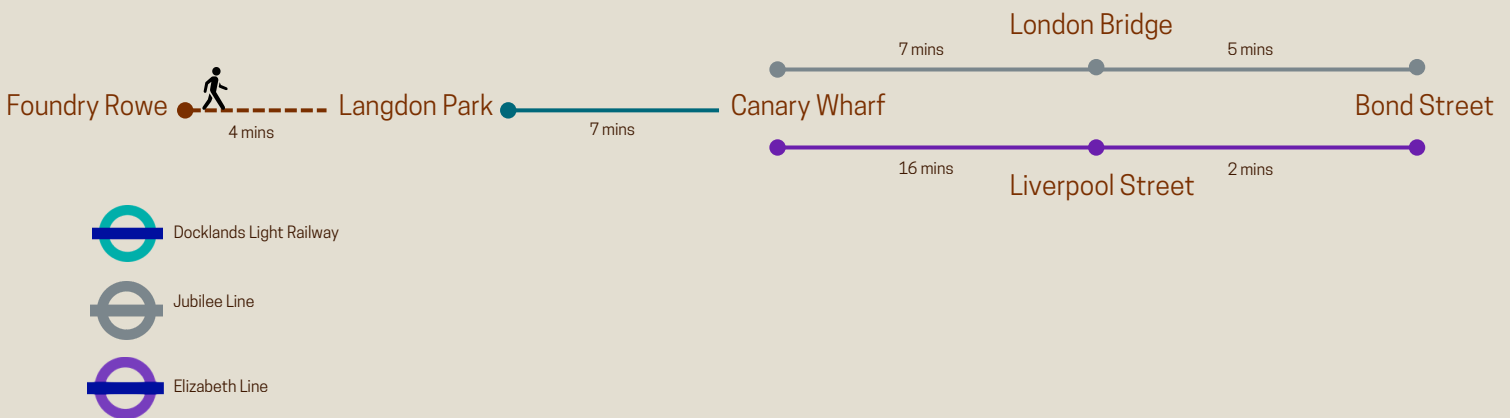
Welcome to FOUNDRY ROWE in Poplar, E14 – located in one of the city’s most dynamic and fast-growing neighbourhoods. Perfectly placed for work, leisure, and exploration, it’s just steps from the green open spaces of Bartlett Park and the tranquil Limehouse Cut waterway.



From here, the business energy of Canary Wharf and the convenience of London City Airport lie to the east, the Thames riverside to the south, and the historic heart of the City and Central London to the west. Whether you’re drawn to cultural hotspots, riverside walks, or world-class shopping and dining, FOUNDRY ROWE has the very best of East London - right at your door.

## TRAVEL

Traveling from Langdon Park offers easy access to many parts of London and beyond. Langdon Park DLR station connects directly to Canary Wharf, Stratford, and Bank, making it convenient for commuters into the city or travelling further a field.



Traveling by car from FOUNDRY ROWE offers access to major roads and airports. You can reach the A12 and A13 within minutes, providing quick routes to central London, Essex, and the M25 orbital motorway.

London City Airport is about a 15-minute drive away via the A13, while Heathrow, Gatwick, and Stansted airports can typically be reached in around 45–60 minutes, depending on traffic.

## CAFES & RESTAURANTS

Bagel Eats  
 The Coffee Corner  
 Eastenders Pie & Mash  
 E5 Bakehouse  
 Suntory Sushi  
 Poplar Bakehouse  
 Boisdales  
 Blacklock  
 Nando's



Poplar Union is a much loved local arts and community space, hosting creative events, workshops and family friendly activities throughout the year. Close by, E5 Bakehouse at Bartlett Park offers a popular neighbourhood café set within green open space, ideal for weekend walks, coffee with friends and relaxed family time. From here, a peaceful walk along the nearby canal leads directly towards Victoria Park, one of London's most loved green spaces, known for its lakeside cafe, playgrounds and year round events.



## BARS

Callaghann's  
 George IV  
 The Angel of Bow  
 The Sipping Room  
 Pergola on The Wharf  
 Oasis Bar & Terrace  
 The Cocktail Club

## SCHOOLS

St Saviours Primary School  
 Manorfield Primary School  
 St Paul's Way Secondary School  
 The Clara Grant Primary School  
 Langdon Park School





## GREEN SPACES

- Bartlett Park
- Langdon Park
- Poplar Park
- Tower Hamlet Cemetery Park
- Crossrail Place Roof Garden
- Queen Elizabeth Olympic Park

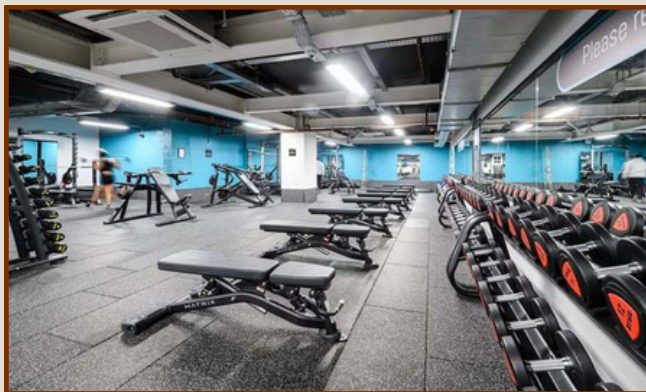
## SHOPPING & SUPERMARKETS

- Chrip Street Market
- Iceland
- Tesco Express
- Co-op
- LiDL
- Waitrose
- Asda



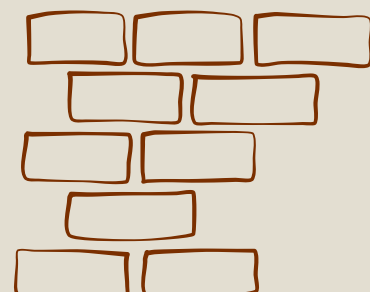
## FITNESS & RECREATION

- Energie Fitness
- Poplar Baths & Leisure Centre
- Pure Gym
- Barry's Bootcamp
- East London Yoga Collective
- Revolution Karting



## MUSEUMS & GALLERIES

- Museum of London Docklands
- Trinity Gallery
- Chisenhale Gallery
- Whitechapel Gallery
- Brunel Museum
- Tower of London
- Bow Arts Trust
- Three Mills Studios



Kitchens

- 1. Dark green shaker style units with bronze knobs and handles
- 2. LED lighting under wall units
- 3. Light coloured quartz worktop
- 4. Vintage looking tiled upstand
- 5. Bosch hob and oven
- 6. Integrated fridge/freezer, extractor fan and dishwasher
- 7. Basin
- 8. Bronze mixer tap

Bathrooms

- 9. Dark green gloss feature wall tiles
- 10. Brown floor and wall tiles
- 11. Dark wood fluted vanity
- 12. Brushed bronze brass ware
- 13. Wall hung toilet
- 14. Heated towel rail
- 15. Mirrored cabinet
- 16. Bath with glazed screen

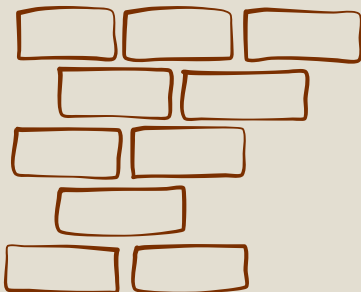
Shower Rooms

- 17. White gloss feature wall tiles
- 18. Brown floor and wall tiles
- 19. Vanity unit
- 20. Brushed bronze brass ware
- 21. Wall hung toilet
- 22. Heated towel rail
- 23. Wall hung mirror
- 24. Walk in shower



General

- 25. Freestanding washer/dryer in storage cupboard
- 26. Engineered light colour wood flooring throughout
- 27. Brushed bronze switches and sockets
- 28. Underfloor heating throughout
- 29. Downlights in kitchen, living, hallways and bathrooms
- 30. Pendant light outlet in bedrooms
- 31. Ring doorbell to front door
- 32. External wall lights by front door and external amenity spaces
- 33. In-line air source heat pumps
- 34. Single shaker style panelled doors
- 35. Brushed bronze ironmongery
- 36. Brick feature wall in living room



# SPECIFICATION

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

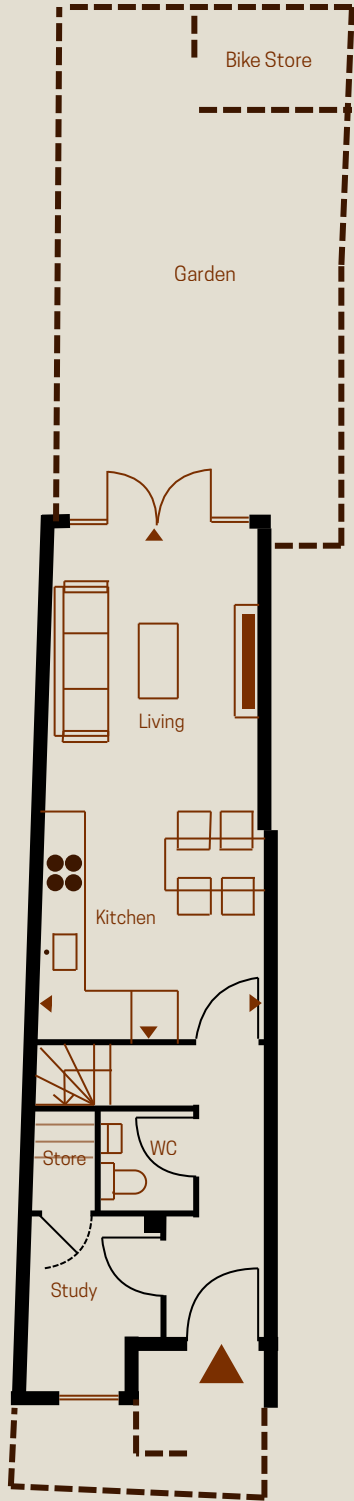
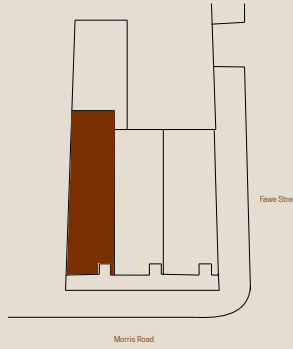
# FLOOR PLANS

# FOUNDRY ROWE

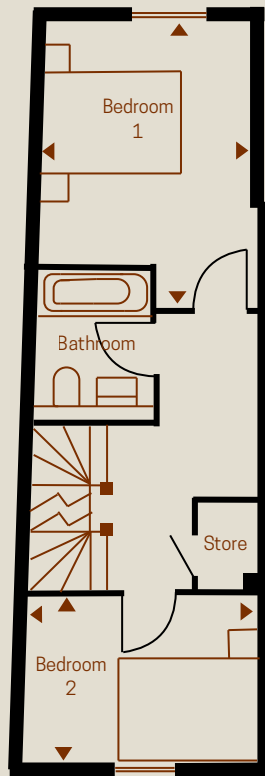
## Unit 1

3 bedrooms  
2 bathrooms  
95.6 sqm / 1029 sq ft

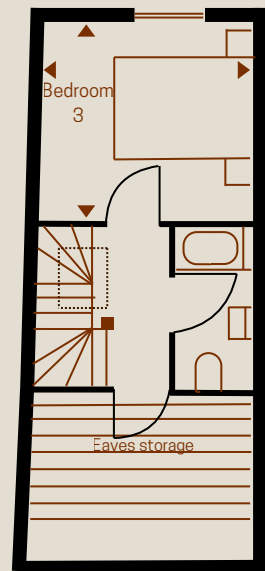
Living/Dining/Kitchen - 7.4m x 3.3m  
Bedroom 1 - 4.2m x 3.2m  
Bedroom 2 - 3.4m x 2.5m  
Bedroom 3 - 3m x 3.1m  
Garden - 32.1 sqm



Ground Floor

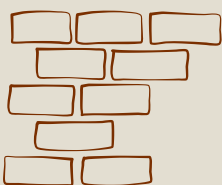


First Floor



Second Floor

Shower Room

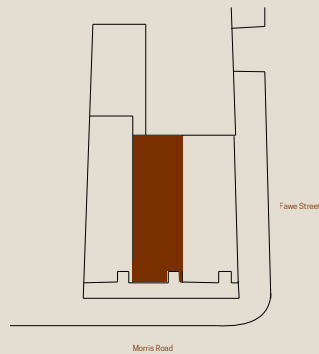


All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary.

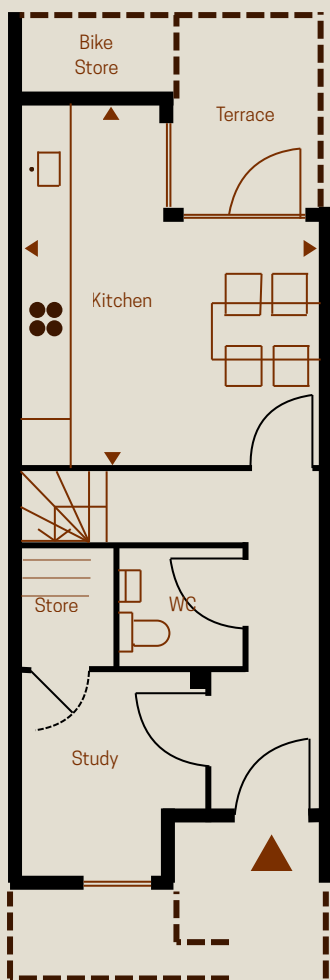
# FOUNDRY ROWE

## Unit 2

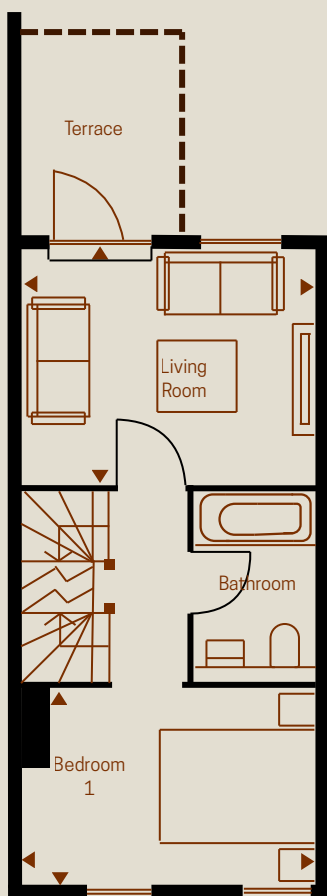
3 bedrooms  
2 bathrooms  
95.8 sqm / 1031 sq ft



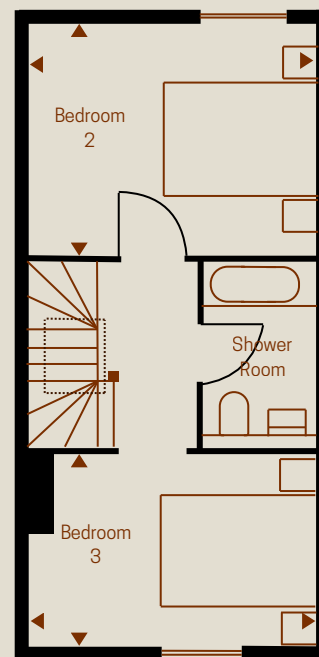
Kitchen/Dining - 4.5m x 3.8m  
Living Room - 3.7m x 3m  
Bedroom 1 - 3.7m x 2.5m  
Bedroom 2 - 3.7m x 3m  
Bedroom 3 - 3.7m x 2.5m  
Terrace (GF) - 3.8 sqm  
Terrace (1<sup>st</sup> Floor) - 3.8 sqm



Ground Floor



First Floor



Second Floor

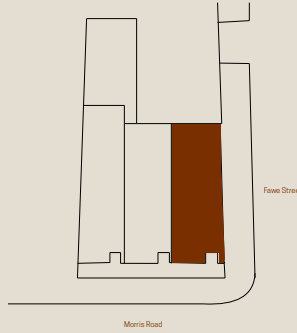


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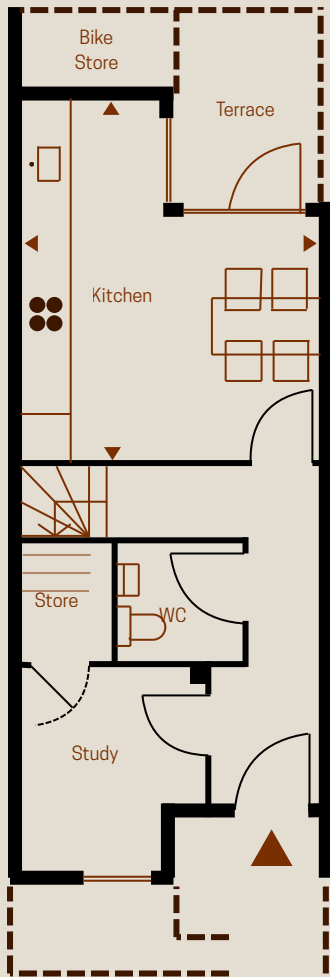
# FOUNDRY ROWE

## Unit 3

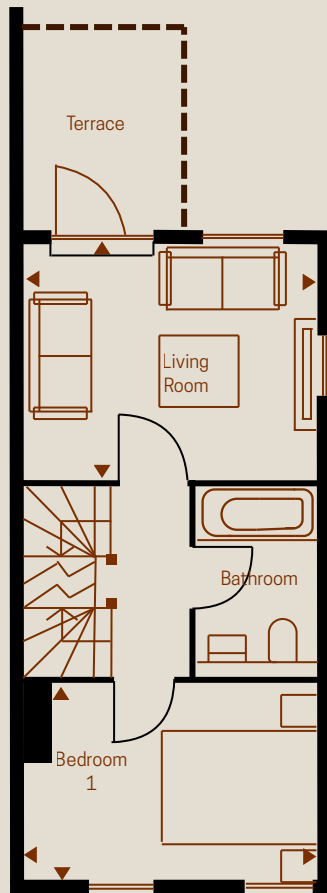
3 bedrooms  
2 bathrooms  
97.3 sqm / 1047 sq ft



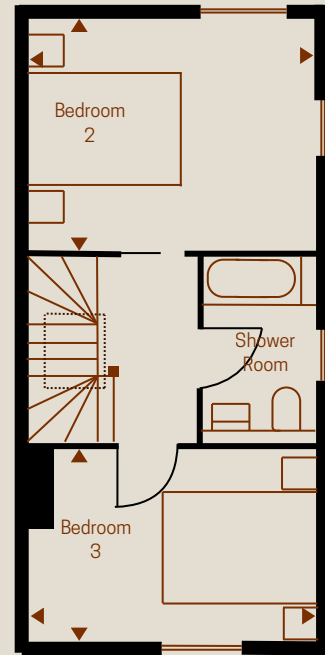
Kitchen/Dining - 4.5m x 3.8m  
Living Room - 3.8m x 3m  
Bedroom 1 - 3.8m x 2.5m  
Bedroom 2 - 3.8m x 3m  
Bedroom 3 - 3.8m x 2.5m  
Terrace (GF) - 4.1 sqm  
Terrace (1<sup>st</sup> Floor) - 3.9 sqm



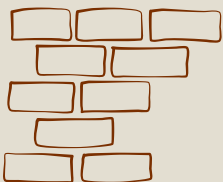
Ground Floor



First Floor

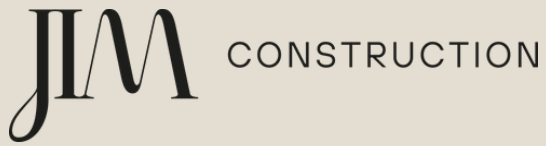


Second Floor



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The Developer & Contractor



Since JIM Construction was established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Over the years, our ethos has led to the organic growth of JIM Construction and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on JIM Construction, please visit:  
[jim-construction.com](http://jim-construction.com)

The Sales Agents



Dwelle Homes is a boutique estate agency specialising in new home sales. With experience spanning four generations, Dwelle combines deep local knowledge with a highly personal, client focused approach. Known for its tailored service and attention to detail, Dwelle guides buyers through every stage of their new home purchase with care and expertise.

For enquiries and further information, please contact us on:  
020 8080 8700 or  
[enquiries@dwellehomes.co.uk](mailto:enquiries@dwellehomes.co.uk)

